

COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING DIVISION
County of Placer

HEARING DATE: January 18, 2018
TIME: 10:10 AM

TO: Zoning Administrator

FROM: Development Review Committee

DATE: January 5, 2018

SUBJECT: Verizon Wireless Ophir Tower (PLN16-00438)

BACKGROUND:

This project was heard by the Zoning Administrator on November 16, 2017. Following a presentation of the project by County staff, the Zoning Administrator heard supplemental project information from the project applicant and received public testimony from six individuals who live adjacent to the project site or near the project site. All six persons spoke in opposition to the project and raised issues including, but not necessarily limited to, inadequate public notification by the County, concerns that the tower would be inconsistent with the rural setting, scenic impacts of the project, impacts to property values, necessity of the tower to serve the area in which it would be located, and effects of electromagnetic frequency (EMF) radiation. Numerous commenters stated that relocation of the tower to an alternative site, such as the Ophir Fire Station, would remedy most or all of the concerns.

Following public testimony the Zoning Administrator engaged the project applicant in a discussion to help determine what action he would take. The Zoning Administrator stated that he could not find that the project would be consistent with the character of the neighborhood in which it would be located or that it would not be injurious to neighboring properties (*Development Review Committee staff report to Zoning Administrator dated October 23, 2017, Minor Use Permit findings 3 and 4, page 4*), and that if he were to take action on the project it would be to deny approval of the Minor Use Permit request. The Zoning Administrator further stated that an alternative site, such as the Ophir Fire Station, was preferable and that the facility would be a compatible improvement in that location. If the applicant agreed to a hearing continuance, the applicant would be granted an opportunity to negotiate with the property owner for a potential site lease. The applicant stated their agreement with the Zoning Administrator's proposal and the item was continued to this January 18, 2018 hearing date.

Ophir Fire Station Site Negotiation Status

Following the hearing continuance the applicant contacted staff in the Placer County Property Management Division to inquire if the County desired to consider a site lease proposal, which was affirmed (Placer County owns the land on which the Ophir Fire Station is located). On December 26, 2017, the applicant transmitted a preliminary proposal to Property Management staff. The proposal included a generalized preliminary site sketch of anticipated site improvements and a Proforma Option and Land Lease proposal. Those items are currently under review by Property Management staff. If preliminary negotiations are positive, the applicant team and Property Management staff will require additional time to refine the terms of the draft lease and to develop site specific engineered plans for a project at the fire station site.

RECOMMENDATION:

The Development Review Committee recommends that the Zoning Administrator **continue** the hearing to an open date in order to provide additional time to refine the terms of the draft lease proposal and to develop site specific engineered plans for a project at the fire station site. The applicant has provided their written concurrence with this continuance request.

If the continuance is granted, the Development Review Committee anticipates that this project will be scheduled for a Zoning Administrator hearing in Spring 2018. A new public hearing notice will be sent to all persons who have previously received notice of the project and to property owners within 300 feet of the fire station property as set forth in Section 17.60.140 of the County Code (Public Hearings).

Cc: Angela Acquistapace, Property Management Division
Chet Goldman, Epic Wireless on behalf of Verizon Wireless